

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R25968

Property Information

property address: 3210 DOERGE

legal description: DOERGE, BLOCK 2, LOT 5 (PT OF)

owner name/address: VALENTA, EDWARD W & SUE ANN

1510 BLUEBONNET DR

COLLEGE STATION, TX 77845-7101

full business name:

land use category: single fam. residential

type of business:

current zoning: C2

occupancy status: vacant

lot area (square feet): 8,747

frontage along Texas Avenue (feet): n/a

lot depth (feet): 147.22

sq. footage of building: 1,137

property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width: 51.4

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1

type of buildings (specify): wood

building/site condition: 2

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify)

approximate construction date: accessible to the public: ☐ yes ☒ no

possible historic resource: ☒ yes ☐ no sidewalks along Texas Avenue: ☐ yes ☒ no

other improvements: ☐ yes ☒ no (specify) (pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☐ yes ☒ no ☐ dilapidated ☐ abandoned ☐ in-use

# of signs: 0 type/material of sign:

overall condition (specify):

removal of any dilapidated signs suggested? ☐ yes ☐ no (specify)

Off-street Parking

improved: ☐ yes ☒ no parking spaces striped: ☐ yes ☐ no # of available off-street spaces: 0

lot type: ☐ asphalt ☐ concrete ☐ other

space sizes: sufficient off-street parking for existing land use: ☐ yes ☐ no

overall condition:

end islands or bay dividers: ☐ yes ☐ no

landscaped islands: ☐ yes ☐ no

**Curb Cuts on Texas Avenue** *NA*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no

if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: \_\_\_\_\_

**Outside Storage**

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

*severely delapidated / possibly abandoned*  
*non-conforming use*  
*" min LA, D, W. Standards*